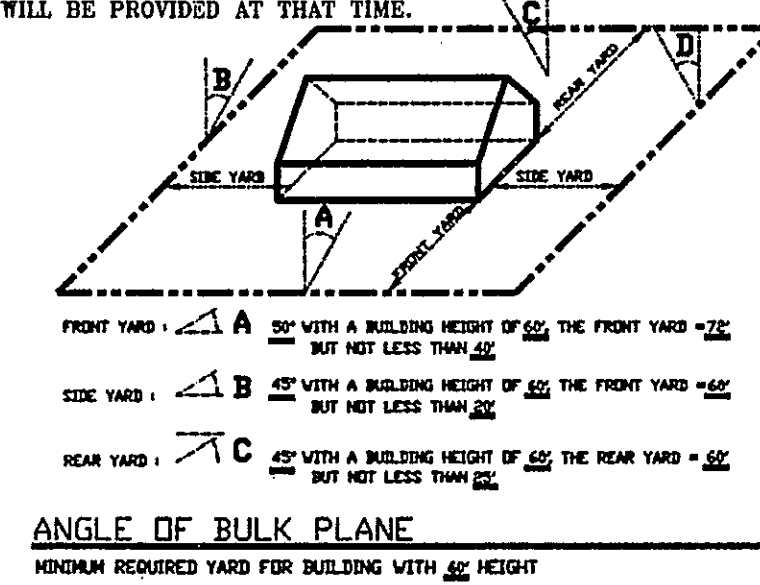


**TABULATIONS:**

ZONING.....	R-1
LAND AREA OF SPECIAL PERMIT.....	0.906 AC
TOTAL GROSS FLOOR AREA.....	30,000 SF
FLOOR AREA OF CHURCH.....	14,000 +/- SF
FLOOR AREA OF ADMIN. & PARISH HALL.....	10,200 +/- SF
FLOOR AREA OF RECTORY.....	5,800 +/- SF
FLOOR AREA RATIO PERMITTED.....	0.15 (65,078 SF)
FLOOR AREA RATIO PROPOSED.....	0.07 (30,000 SF)
MAXIMUM BUILDING HEIGHT.....	60 FT
PARKING SPACES REQUIRED.....	235
CHURCH (940 SEATS).....	235
PARKING SPACES PROVIDED.....	285
OPEN SPACE REQUIRED (0%).....	0.0 AC
OPEN SPACE PROVIDED (30%).....	3.0 AC

Application No. **SPA 00-3-011**  
*Approved*  
**John H. Little III**  
Chairman, Board of Zoning Appeals

- LEGEND**
- PROPOSED DECIDUOUS TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED FOUNDATION PLANTING SHRUB
  - POSSIBLE TREE SAVE
  - PROPOSED FENCE LINE
  - LIMITS OF CLEARING AND GRADING
  - PROPOSED COMPREHENSIVE PLANT TRAIL
  - PROPOSED SIDEWALK/ALTERNATIVE PAVING MATERIALS
  - PROPOSED WATER
  - PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER



- NOTES:**
- THIS SPECIAL PERMIT APPLICATION IS TO PERMIT THE ESTABLISHMENT OF A CHURCH ON THE PROPERTY HAVING 940 SEATS IN THE PRINCIPAL PLACE OF WORSHIP, ASSOCIATED ADMINISTRATIVE OFFICES AND PARISH HALL, AND RECTORY.
  - THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-1 ((1)) 13A. THE TOTAL AREA OF THE SPECIAL PERMIT CONSISTS OF APPROXIMATELY 9.906 ACRES.
  - THE BOUNDARY INFORMATION SHOWN HEREON IS FROM AN ALTA/ACSM SURVEY BY DEWBERRY & DAVIS DATED OCTOBER 1994.
  - THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
  - THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. NO RESOURCE PROTECTION AREA (RPA) OR NO ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.
  - THE PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
  - THE SITE IS CURRENTLY VACANT AND ENTIRELY WOODED.
  - MODIFICATION TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE BUILDINGS, SIDEWALKS AND UTILITIES AS PRESENTED ON THE SPECIAL PERMIT PLAT MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. IT IS TO BE UNDERSTOOD THAT THE TOTAL GROSS FLOOR AREA OF THE BUILDINGS WILL NOT EXCEED 30,000 SQUARE FEET. THE ARCHITECTURAL PLANS AND ELEVATIONS SUBMITTED WITH THE PROPOSED SPECIAL PERMIT ARE FOR ILLUSTRATIVE PURPOSES ONLY.
  - STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROPERLY OBTAINED AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). AT THIS TIME, IT IS ANTICIPATED THAT STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES WILL BE SATISFIED BY AN ONSITE DRY POND IN THE GENERAL LOCATION AS SHOWN HEREON.
  - THE MINIMUM YARD REQUIREMENTS IN THE R-1 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:  
FRONT YARD: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.  
SIDE YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.  
REAR YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
  - TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 305; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 872.10.1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY FEDERAL REGULATIONS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES AND MAINTENANCE OF BUILDINGS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
  - TRANSITIONAL SCREENING AND BARRIERS ARE REQUIRED ALONG THE EASTERN, SOUTHERN AND WESTERN BOUNDARIES OF PROPERTY. PURSUANT TO PAR. 4 OF SECT. 13-104 OF THE ZONING ORDINANCE, A MINIMUM TWENTY-FIVE (25) FOOT STRIP OF EXISTING TREE COVER SUPPLEMENTED WITH EVERGREEN TREES WILL BE MAINTAINED ALONG THE EASTERN AND SOUTHERN PROPERTY LINES, EXCEPT FOR THE PROPOSED ACCESS FROM GROVELAND DRIVE AND THE ACCESS FOR PARKING AT THE SIDE OF THE PROPOSED PARISH HALL, AS SHOWN HEREON AND FOR UTILITY CONNECTIONS AS REQUIRED.
  - PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE.
  - IT SHOULD BE NOTED THAT THE LANDSCAPING SHOWN HEREON IS PRELIMINARY AND IS REPRESENTATIVE OF THE TYPE AND EXTENT OF LANDSCAPING TO BE PROVIDED. THE SPECIFIC PLANT TYPES AND THEIR EXACT LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN.
  - IT IS CURRENTLY ANTICIPATED THAT THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE CHURCH WILL BE CONSTRUCTED AS PHASE I AND IT IS EXPECTED THAT THE PARISH HALL WILL BE CONSTRUCTED AS PHASE II.
  - THE FAIRFAX COUNTY TRAILS PLAN SHOWS A PEDESTRIAN TRAIL ALONG THE POHICK ROAD FRONTAGE OF THE SUBJECT PROPERTY. THIS TRAIL WILL BE PROVIDED IN CONJUNCTION WITH THE DEVELOPMENT OF THE CHURCH, WITHIN THE VDOT RIGHT OF WAY SUBJECT TO VDOT APPROVAL.
  - THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN.
  - AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBERS OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION SO LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS NOT DIMINISHED. THE CONSTRUCTION OF THE PARKING AREAS WILL BE PHASED WITH THE BUILDING CONSTRUCTION.
  - IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS TRASH/RECYCLING FACILITIES, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
  - THE STATEMENTS AND ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 8-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE ASSOCIATED DOCUMENT.
  - THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED.
  - ALONG THE EASTERN AND SOUTHERN PROPERTY LINES THERE ARE NUMEROUS ENCROACHMENTS BY ADJACENT PROPERTY OWNERS (SWING SETS, SHEDS, ETC.) WHICH WILL BE REMOVED.
  - SIGNAGE WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 12.
  - SAFETY AND SECURITY LIGHTING FOR THE PROPERTY AND PARKING AREAS WILL BE PROVIDED IN SUCH A MANNER AS TO ENSURE THAT NO ILLUMINATION SHINES DIRECTLY ONTO RESIDENTIAL PROPERTY AND THAT AREA LIGHTING WILL BE DIRECTED DOWNWARD AND/OR SHIELDED FROM DIRECTLY SHINING ONTO ADJACENT RESIDENTIAL PROPERTY.
  - A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT FOR THE SOUTH WESTERN PROPERTY LINE (POHICK ROAD FRONTAGE) IS HEREBY REQUESTED PURSUANT TO SECTION 13-304 OF THE ZONING ORDINANCE.
  - DEDICATION OF RIGHT OF WAY FOR THE PROPOSED WIDENING OF POHICK ROAD SHALL BE PROVIDED UPON APPROVAL OF THE SITE PLAN REFLECTING THE DEVELOPMENT PROGRAM AS PROPOSED WITH THE SUBJECT SPECIAL PERMIT INCLUDING RIGHT-IN, RIGHT-OUT ACCESS TO POHICK ROAD.
  - TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE MODIFICATIONS REQUESTED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
  - PARCEL A-1 IS OWNED BY THE CATHOLIC DIOCESE AND PROVIDES ACCESS TO THE SUBJECT SITE (SEE D.B. 9260, PG. 992).
  - A RIGHT-TURN LANE FROM POHICK ROAD INTO THE SITE WILL BE PROVIDED AT TIME OF SITE PLAN PER VDOT REQUIREMENTS. ADDITIONAL R.O.W., IF REQUIRED, WILL BE PROVIDED AT THAT TIME.